

MINUTES
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

May 13, 2008

Meeting was commenced at 7:03 p.m.

PRESENT:

Council Members: Chairman Chris McCandless, Vice Chairman Scott Cowdell, Bryant Anderson, Steve Fairbanks, Linda Martinez Saville, Stephen Smith

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Council Office Director Phil Glenn; Council Office Manager Pam Lehman

ABSENT/EXCUSED:

Councilman Dennis Tenney [away on personal business]

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by **Boy Scout Dillion Fabert** of Troop #983, and the Pledge was led by **Boy Scout Jefferson Vick**, also of Troop # 983.

2. **CITIZEN(S) COMMENTS:**

a. There were no Citizen Comments

PUBLIC HEARING(S):

3. **Permitted Land Use Matrix Commercial, Office, Hospital, Institutional Care or ID Zones**

Public Hearing to consider the following: A Code Amendment to Section 15-05-01 Permitted Land Use Matrix by Commercial, Office, Hospital, Institutional Care or Industrial Zones, Title 15, Land Development Code, Revised Ordinances of Sandy City. The proposed code amendment is to consider allowing a reception center in the Industrial Zone as a Conditional Use.

Discussion: **Community Development Director Mike Coulam** reported that Joi Aoki and Rita Pacheco have filed a request to amend Section 15-05-01 Permitted Land Use Matrix by Commercial, Hospital, Institutional Care or Industrial Zones, Title 15, Land Development Code, Revised Ordinances of Sandy City. The purpose of the Code Amendment is to consider a Social or Reception Center as a Conditional Use within the Industrial Zone. The proposed change has been attached as **Exhibit "A"**.

PROPOSAL

It is proposed to add the land use Social or Reception Center as a Conditional Use within the ID Zone. Currently, most of our commercial zones allow a Social or Reception Center as either a permitted or conditional use, with Industrial (ID) being one of the few zones that do not allow them.

NON-CONFORMING USES

The proposed ordinance amendment will not create any non-conforming uses within Sandy City.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in §15-01-03 lists the nine criteria explaining the intent and purpose of the Ordinance. The purpose and criteria are:

15-01-03 Purpose

This Code shall establish Zone Districts within Sandy City. It shall provide regulations within said districts with respect to the use, location, height of buildings and structures, the use of land, the size of lots, yards and other open spaces, and the density of population. This Code shall provide methods of administration and enforcement and provide penalties for the violation thereof. It shall establish boards and commissions and define their powers and duties. It shall also provide for planned development within Sandy City. Specifically, this Code is established to promote the following purposes:

General

1. To enhance the economic well-being of Sandy City and its inhabitants;
2. To stabilize property values;
3. To facilitate adequate provision for transportation, water, sewage, schools, parks and other public requirements;
4. To facilitate the orderly growth and development of Sandy City;

Implementation of General Plan

5. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

Comprehensive, Consistent and Equitable Regulations

6. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

Efficiently and Effectively Managed Procedures

7. To promote fair procedures that are efficient and effective in terms of time and expense;
8. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and
9. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will create consistency and equitable standards under which a Reception Center request will be evaluated.

GENERAL PLAN COMPLIANCE

The Sandy City General Plan encourages the development of zoning regulations that permit appropriate land uses within the corresponding commercial zones, and to be consistent with the City's land development policy. The General Plan also encourages consideration of current development trends, neighborhood requirements, and the protection of the life, safety and general welfare of our citizens. The current proposal meets these goals.

OTHER

This Code Amendment will also take care of some housekeeping issues regarding the land use matrix. Currently, the commercial land use matrix lists a Reception Center as well as a Social or Reception Center, and our residential land use matrix does not include a Reception Center. Social or Reception Center has been defined, where as Reception Center has not been. The definition of Social or Reception Center does include privately-operated reception centers. Rather than having both land uses in the matrix, staff would prefer to keep the Social or Reception Center in the matrix.

STAFF RECOMMENDATION

The Community Development Department respectfully requested that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", attached, for the following reasons:

- a. Compliance with the purpose of the Land Development Code by creating consistency and equitable standards under which a Reception Center request will be evaluated.
- b. Compliance with the Goals and Policies of the General Plan by creating regulations that permit appropriate land uses within the corresponding commercial zones. The General Plan also encourages consideration of current development trends, neighborhood requirements, and the protection of the life, safety and general welfare of our citizens.

Chairman McCandless opened the Public Hearing.

Joi Aoki, applicant, reported that they would like to build an authentic Japanese style garden to showcase the landscape of their reception center, and to provide a place for people to come and enjoy an intimate setting for a wedding.

Chris McCandless stated that he would like the Council to tour the Reception Center and garden once it has been completed.

As there were no further comments, the Public Hearing was closed.

Steve Fairbanks asked why the reception center was being approved under a conditional use instead of a permitted use.

Mike Coulam indicated that the conditional use provides Staff the ability to provide for adequate shared and other parking with surrounding businesses, and to address safety concerns that may arise in the ID Zone.

Motion: **Steve Smith** made the motion to have documents brought back adopting the Code Amendment to Section 15-05-01 Permitted Land Use Matrix by Commercial, Office, Hospital, Institutional Care or Industrial Zones, Title 15, Land Development Code, Revised Ordinances of Sandy City allowing a reception center in the Industrial Zone as a Conditional Use.

Second: **Steve Fairbanks**

Vote: **Smith – Yes, Fairbanks- Yes, Tenney- Absent, Anderson- Yes, Saville- Yes,**

Cowdell- Yes, McCandless – Yes,

Motion Approved: 6 in favor – 1 absent

COUNCIL ITEM(S):

4. Funk Annexation

Ordinance #08 -19 - annexing property located at approximately 10253 South Dimple Dell Road comprising of approximately 1.69 acres with the R-1-20A Zone [single family residential on a minimum 20,000 square foot lot].

Motion: **Steve Fairbanks** made the motion to adopt Ordinance #08-19, annexing property located at approximately 10253 South Dimple Dell Road comprising of approximately 1.69 acres with the R-1-20A Zone [single family residential on a minimum 20,000 square foot lot].

Second: **Bryant Anderson**

Vote: **Fairbanks- Yes, Anderson- Yes, Saville- Yes, Tenney- Absent, Cowdell-Yes, Smith- Yes, McCandless- Yes**

Motion Approved: 6 in favor- 1 absent

At approximately 7:10 p.m., Steve Smith made a motion to adjourn Council Meeting, and reconvene into Planning Meeting, motion seconded by Bryant Anderson.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Chris McCandless
Council Chairman

Pam Lehman
Council Office Manager

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